

UNOFFICIAL COPY



Doc# 2327734014 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2023 09:51 AM PG: 1 OF 3

1 of 8

CCH12206115LD D6

This instrument prepared by and
after recording return to:

Riemer & Braunstein LLP
100 Cambridge Street
Boston, Massachusetts 02114
Attention: Kevin J. Lyons, Esq.

Tax Parcel ID Nos.: 19-03-201-059-0000 and 19-03-201-061-0000

RELEASE OF MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS
(this "Release")

Dated as of September 29, 2023

CITIZENS BANK, NATIONAL ASSOCIATION, a national banking association ("Agent"), on behalf of certain lenders, as the holder of (a) that certain Mortgage, Security Agreement and Fixture Filing dated as of December 20, 2019, by Pulaski Promenade, LLC, a Delaware limited liability company ("Mortgagor") to Agent, on behalf of the Lenders, recorded on January 15, 2020, as Document No. 2001517086 in the Official Records of Cook County, Illinois (the "Official Records"), as amended by that certain First Amendment to Mortgage, Security Agreement and Fixture Filing and First Amendment to Assignment of Leases and Rents dated as of January 6, 2023 and recorded on January 12, 2023, as Document No. 2301245053 in the Official Records (collectively, the "Mortgage"), (b) that certain that certain Assignment of Leases and Rents dated as of December 20, 2019, by Mortgagor to Agent, on behalf of the Lenders, recorded on January 15, 2020, as Document No. 2001517087 in the Official Records, as amended by that certain First Amendment to Mortgage, Security Agreement and Fixture Filing and First Amendment to Assignment of Leases and Rents dated as of January 6, 2023 and recorded on January 12, 2023, as Document No. 2301245053 in the Official Records (collectively, the "Assignment of Leases"), for Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby releases and discharges the real property described on Schedule A attached hereto from the lien of the Mortgage and the Assignment of Leases.

[Remainder of page intentionally left blank]

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Release has been executed by the undersigned as of the date first written above.

AGENT:

CITIZENS BANK, NATIONAL ASSOCIATION, a national banking association

By: *Nan E. Delahunt*

Name: Nan E. Delahunt

Title: Vice President

Property of Cook County Clerk's Office

STATE OF OHIO

COUNTY OF CUYAHOGA)
)

On September 25, 2023, before me, *Ted C Beard*, personally appeared Nan E. Delahunt, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the laws of the State of Ohio that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Ted C Beard* (Seal)



TED C BEARD
Notary Public, State of Ohio
My Commission Expires
December 12, 2024

UNOFFICIAL COPY

SCHEDULE A

RELEASED PROPERTY LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 AND 3 IN PULASKI PROMENADE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE, IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 2019 AS DOCUMENT 1916516052, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 DATED SEPTEMBER 10, 2019 AND RECORDED SEPTEMBER 12, 2019 AS DOCUMENT NO. 1925534066 CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL RIGHTS MADE BY PULASKI PROMENADE, LLC FOR THE PURPOSE OF ACCESS, INGRESS AND EGRESS, EXCEPTING THEREFROM THAT PORTION FALLING WITHIN PARCEL 1

Address: 4064-4200 South Pulaski Road, Chicago, Illinois

PIN(s): 19-03-201-059-0000
19-03-201-061-0000